

SECTION 10.0 DEFINITIONS

For the purposes of this Ordinance, the following words and phrases shall have the meanings given herein unless a contrary intention clearly appears.

1. Verbs used in the present tense include the future; the singular noun includes the plural and the plural the singular.
2. The word "Building" includes "Structure" and shall be construed as being followed by the words "or part thereof." The word "Occupied" includes the words "designed, arranged or intended to be occupied."
3. Where the verb "Use" is employed, it shall be construed as if followed by the words "or is intended, arranged, designed, built, altered, converted, rented or leased to be used."
4. The word "shall" is mandatory and not directory.
5. All distances and areas refer to measurements in a horizontal plane.

Accessory building or use: A customary building or use on the same lot with, and clearly incidental and subordinate to, the principal structure; except that off-site, off-street parking located in accordance with the provisions of Sections shall be considered as an accessory use.

Adult day care facility: A "Social Day Care (SDC) Program" or "Adult Day Health" Program as those terms are defined by the Commonwealth's Executive Office of Elder Affairs (EOEA), serving not more than fifteen persons in the home.

Adult use establishments: Shall include and be defined as follows:

Adult bookstore: An establishment having as a substantial or significant portion of its stock in trade printed matter, books, magazines, picture periodicals, motion picture films, video cassettes, computer compact disks, computer disks or diskettes, or coin-operated motion picture machines for sale, barter or rental which are distinguished or characterized by their emphasis on matters depicting, describing or relating to "sexual conduct" as that term is defined in G.L. c. 272, s. 31, "sexual devices" or an establishment having for sale sexual devices which shall mean any artificial human penis, vagina or anus or other device primarily designed promoted or marketed to physically stimulate or manipulate the human genitals, pubic area or anal area, including dildos, penisators, vibrators, penis rings, erection enlargement or prolonging creams or other preparations or an establishment with a segment or section devoted to the sale or display of such materials.

Adult live entertainment establishments: Establishments which feature live entertainment which consists of entertainers engaging in "sexual conduct" or "nudity" as defined in G.L. c. 272, s. 31.

Adult motion picture theater: An enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating 'sexual conduct' as defined in G.L. c. 272, s.31, for observation by patrons therein.

Adult mini motion picture theater: An enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by emphasis on matter depicting, describing or relating to 'sexual conduct' as defined in G.L. c. 272, s. 31, for observation by patrons therein.

Substantial or significant portion shall mean at least that portion of:

- (i) retail sales accounting for at least twenty-five percent of gross sales; or
- (ii) merchandise accounting for at least twenty-five percent of total merchandise available for sales; or
- (iii) shelf space and display space which when combined is in excess of eighty (80) square feet.

Affordable Housing Trust Committee: An independent entity created by the City of Quincy to administer affordable housing in the City of Quincy, including housing units, land, property or funds contributed by developers for the creation of affordable housing. The Affordable Housing Trust Committee shall have the powers and authority granted to that committee in the Inclusionary Housing Ordinance, Section 7.1.

Affordable Housing Trust Fund: A funds into which any monies, land, property or housing units received by the Affordable Housing Trust Committee pursuant to Section 7.1 may be deposited. Such monies, land, property or housing units shall be utilized solely as described in Section 7.1 and the Affordable Housing Trust Fund shall be administered and governed in accordance with the provisions of Section 7.1.

Affordable Housing Units: Single or multi-family residential dwelling units under any form of ownership and management which by permit or variance condition, deed restrictions, covenants, lease conditions, and/or occupancy agreements limit residents to income eligible households at the time of occupancy. Income eligible households shall be defined by the Affordable Housing Trust Committee on an annual basis. In defining income eligible households the Affordable Housing Trust Committee shall seek to provide affordable housing to low and moderate income families in accordance with Section 7.1.

Affordable Housing Ordinance: A local ordinance that requires developers, as part of any application to obtain special permit or variance to build residential housing projects, to assist the City of Quincy in providing affordable housing units.

Age Restricted Senior Housing Facility: A multifamily residential environment under any form of ownership and management which, by deed restrictions, covenants, lease conditions, and/or occupancy agreements limits residents to occupants who have attained the age of fiftyfive years.

Animal Hospital or Veterinary Facility: Commercial medical facilities for keeping animals to be treated, in treatment or recovering from treatment, in accord with normal veterinary practice as established by the Massachusetts Board of Registration and Veterinary Medicine.

Assisted Living Residence: Facility licensed pursuant to G.L. c. 19D.

Basement: The portion of a building that is partly underground and which has more than onehalf its height measured from finished floor to finished ceiling above the average finished grade of the ground immediately adjoining the building.

Bed and Breakfast: The providing of room and breakfast in a dwelling to not more than three transient guestrooms for remuneration. There shall be no more than two (2) persons per room. There shall be adequate offstreet parking for residents and guests.

Boarder: An individual other than a member of the family occupying a dwelling unit who, for a consideration, is furnished sleeping accommodations, meals, and may be provided personal care.

Boarding House: A building or premises, other than a hotel, inn, motel, tourist house or lodging house, where rooms are let and where meals may be regularly served by prearrangement for compensation; not open to transient guests, in contrast to hotels, restaurants, and tourist homes, open to transients.

Building: A combination of any materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals or property. For the purpose of this definition, "roof" shall include an awning or similar covering, whether or not permanent in nature.

Building Coverage: The aggregate ground floor area of all buildings on the lot, including accessory buildings but excluding unroofed terraces and steps and cornices, eaves or gutters projecting not more than thirty (30) inches, expressed as a percentage of the lot area.

Certification of Consistency: A determination made by the planning board with respect to the consistency of the design, parking elements, and other components of an Urban Renewal Use with the Urban Renewal Plan in accordance with the procedures set forth in the Urban Renewal Plan.

Child Care Center: A day care center or school age child care program, as those terms are defined in G.L. c. 15D, s. 1A.

Club, private or nonprofit: A building or portion thereof or an area which is used to meet the social and recreational needs of a nonprofit group or organization to which membership is limited or controlled, with or without the sale of alcoholic beverages.

Commercial nursery: Land or greenhouse used to raise flowers, shrubs, and plants for sale not otherwise exempt by G.L. c. 40A, s. 3.

Commercial recreation, indoor: Theaters, concert halls, and cinemas, where noise is confined to the building, and there is no adult entertainment.

Commercial recreation, outdoor: Drive-in theatre, golf course/driving range, bathing beach, sports club, horseback riding stable, boathouse, game preserve, marina or other commercial recreation carried on in whole or in part outdoors, except those activities more specifically designated in this ordinance.

Commercial vehicle: A vehicle registered with the Commonwealth as a commercial vehicle or a vehicle with markings or signage to indicate that it is used for a commercial purpose.

Congregate elderly facility: A noninstitutional residential shared-living environment which integrates shelter and services needed by the functionally impaired or socially isolated elder who does not require the constant supervision or intensive health care services as provided in an institution. The shared living environment shall include at least the following: (1) Shared kitchen facilities; and (2) Shared dining facilities.

Contractor's yard: Premises used by a building contractor or subcontractor for storage of equipment and supplies, fabrication of subassemblies, and parking of wheeled equipment.

Distribution center or facility: A facility for the movement of products, generally between storage and retail locations.

Drive-in, retail: A retail or consumer service establishment where motorist does not have to leave his vehicle including any such establishment that provides drive-through window service for retail sales.

Dwelling: A building designed for occupancy as the living quarters for one or more families, but not a trailer or mobile home.

Single family dwelling means a building designed for occupancy as a residence and substantially separated by side yards from any other structure except accessory buildings.

Two-family dwelling means a building designed for occupancy as a residence for two families, each occupying a single dwelling unit.

Multifamily Dwelling means a building or structure designed for occupancy as a residence by more than two families, but not including: attached dwellings; an apartment house.

Dwelling Unit means one or more rooms forming a habitable unit for one family and complete and independent housekeeping facilities. Where a dwelling has more than one kitchen, the burden of proof shall be upon the owner to show that the premises constitute not more than one dwelling unit.

Educational use, nonexempt: A facility providing educational services, such as a trade, professional or other school conducted as a private gainful business, dance studio or a martial arts classroom, but excluding noisy accessory uses, and not exempt pursuant to G.L. c. 40A, s. 3.

Essential services: Services provided by a public service corporation or by governmental agencies through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems whether underground or overhand, but not including wireless communications facilities. Facilities necessary for the provision of essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment in connection therewith. Government and Utilities. Included are transformer stations, substations, pumping stations (except as an accessory use), and telephone exchanges.

Family: One or more persons related within the first degree of kindred, including domestic employees, occupying a dwelling unit and living as a single housekeeping unit; provided, that a group of four or more persons who are not related by blood or marriage shall not be deemed to constitute a family.

Family day care home, large: Any private residence operating a facility as defined in G.L. c. 15, s. 1A.

Family day care home, small: Any private residence operating a facility as defined in G.L. c. 15D, s. 1A.

Farm stand, exempt: Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located.

Finding: The simple majority vote of the Board of Appeals or the decision of its designated Zoning Administrator, where applicable.

Floor Area Ratio (FAR): The ratio of the total gross floor area of a building or buildings on one lot to the total area of the lot.

Freight Terminal: A structure or area where freight brought by some means of transportation is stored for routing and reshipment.

Funeral home: Facility for the conducting of funerals and related activities such as embalming.

G.L.: Reference to the General Laws of the Commonwealth.

General service establishment: Establishments for trades and crafts which require manual dexterity, including but not limited to shops such as the following: plumbers, electricians, painters, paperhangers, upholsterers, sign painters, and monument works.

Greenhouse: Building with roof and sides made largely of glass or other transparent material in which temperature and humidity are regulated for the cultivation of plants for sale, not otherwise exempted by G.L. c. 40A, s. 3.

Gross Floor Area: The sum of the gross horizontal areas of the several floors of a building excluding areas used for accessory garage purposes and such basement or cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the faces of walls, excluding unenclosed balconies. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts. Notwithstanding the first sentence of the Gross Floor Area Definition, the exclusion granted for accessory garage purposes shall not apply to either the Residence B or Business A Zoning Districts.

Gross vehicle weight (GVW): Applies when classifying trucks. GVW is the maximum loaded weight of a truck. It includes the actual weight of the truck and the maximum cargo weight. The rates contemplate the fact that many trucks, especially pickups, are only occasionally fully loaded.

Half Story: Any story which is under a pitched roof, where the point of intersection of the rafters and the face of the wall is less than three (3) feet above the floor level.

Height of Building: The vertical distance measured from the finished ceiling of the top story to a point at the finished grade, measured at the average grade plane at six feet from the foundation.

Home Occupation: An accessory use which by custom has been carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use. In connection with such use, there shall be no retail sale of merchandise on the premises. Home occupations shall not include barber shops, commercial stables or kennels, motor vehicle repair or service, contractor's or landscaper's yards, teaching of more than three pupils simultaneously, and in the case of musical instruction, more than one pupil at a time.

Hotel, Inn, Motel: A hotel, inn or motel is a building designed or used for paying guests, primarily the temporary abode of persons who have their residence elsewhere, who are lodged with or without meals, and in which major provision for cooking may be made in a central kitchen but may not be in the individual rooms or suites.

Inclusionary Project: A project subject to the provisions of Section 7.1.1 in which affordable dwelling units are required.

Junk: Worn out, cast off or discarded articles or materials which have been collected or stored for salvage, destruction or conversion to some use, but not including articles or material which, unaltered or unchanged, and without further reconditioning can be used for its original purpose as readily as when new.

Kennel: Facilities for keeping three (3) or more animals three (3) months old or older on a single premises, whether maintained for breeding, boarding, sale, training, hunting, or other purposes and including any shop where animals are customarily kept for sale.

Laboratory, research: Laboratory or research establishments including biotechnology companies, but excluding laboratories categorized as Level 4 by the National Institutes for Health.

Light manufacturing: Manufacturing assembly, reconditioning and processing plant of the following types of industries: food and kindred products, apparel, electronics and electrical products, furniture and fixtures, primary and fabricated metal products, including the storage of new materials and containers used in or incidental to any of the foregoing.

Local Retail Operation, small: Stores five thousand square feet or less of gross retail floor area per establishment, primarily serving the local retail business needs of the residents of the vicinity, including, but not limited to, grocer, food, package, dry goods, clothing, hardware, florists and drug stores, providing such establishment does not provide drive-in retail or drive through window service for food or beverages and is not open for business between the hours of 11:00 p.m. and 7:00 a.m, unless a special permit is granted by the Board of Appeals.

Local Retail Operation, large: Stores five thousand square feet or more of gross retail floor area per establishment, primarily serving the local retail business needs of the residents of the vicinity, including, but not limited to grocer, food package, dry goods, clothing, hardware, florists and drug stores.

Lodging or boarding house: see boarding house.

Lot: A contiguous parcel of land in identical ownership throughout, bounded by other lots or streets, and used or set aside and available for use as the. site of one or more buildings or other definite purpose. For the purpose of this Ordinance, a lot may or may not coincide with a lot of record.

Lot Area: The horizontal area within the exterior lines of the lot, exclusive of any area in a public or private way. open to public uses.

Lot Depth: The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

Lot, frontage of: A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot.

Lot Width: The mean horizontal distance between the side lot lines measured perpendicular to the mean direction of the side lot lines.

Front Lot Line means a line separating the lot from a street or private way.

Rear Lot Line means the lot line opposite the front lot line; except that in the case of a corner lot, the rear lot line shall be the line opposite from the street on which the principal building faces.

Lot of Record: A lot recorded in the Registry of Deeds of Norfolk County or in the Land Court of the Commonwealth of Massachusetts either as a separate lot or as part of a subdivision.

Major Nonresidential Use: Any use, whether allowed by right or by special permit in the Table of Use Regulations, other than a dwelling, which, after initial construction or expansion of an existing structure, will have 10,000 or more gross square feet in floor area.

Manufacture, processing, assembly or other industrial operations: A use engaged in the basic processing and manufacturing of materials, or the manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products but excluding the following: Acid manufacture; Cement, bituminous concrete or asphalt manufacture; lime, gypsum or plaster of paris manufacture; Production of chlorine or similar noxious gases; Distillation of bones; Drop-forge industries manufacturing forging with power hammers; Manufacture or storage of explosives in bulk quantities; Fertilizer manufacture; Garbage, offal, or dead animal reduction or dumping; Glue manufacture; Hair manufacture; Petroleum refining; Processing of sauerkraut, vinegar or yeast; Rendering or refining of fats or oils; Smelting of tin, copper, zinc or iron ore, including blast furnace or blooming mill; Stockyard or feeding pen; Slaughter of animals, not including the killing of fowl.

Marina: A dock or basin where slips, moorings and often supplies, repairs and other services are available for craft.

Medical clinic: A facility as defined in 105 CMR 145.020, including a mobile clinic.

Mini-storage warehouse: A facility at which individual self-service storage spaces are made available to the public for rent.

Mixed use: A combination of residential and nonresidential uses in one development or building.

Motor vehicle body or paint shop: an establishment for body work or painting, provided that all work is carried out inside building, the structure is sufficiently sound-insulated and any flashing, fumes, bases, smoke and vapor is effectively confined to the premises.

Motor vehicle body repair: An establishment, garage or work area enclosed within a building where repairs are made or caused to be made to motor vehicle bodies, including fenders, bumpers and similar components of motor vehicle bodies, but does not include the storage vehicles for the cannibalization of parts.

Motor vehicle general repair: Premises for the servicing and repair of autos, but not to include fuel sales.

Motor vehicle hourly rental station: A facility at which, by contract, motor vehicles are made available for rent for a period not longer than 24 hours.

Motor vehicle service station: A building or premises used for the dispensing, sales or offering for sale of motor fuels directly to users of motor vehicles. Other sales activities and any repairs shall be activities minor in scope and clearly subordinate to the sale of motor fuels, oils and lubricants.

Municipal facility: Facility owned or operated by the City of Quincy, including police stations, fire stations and municipal administration buildings.

Nonconforming Building or Lot: A building or lot that does not conform to a dimensional regulation prescribed by this Ordinance for the district in which it is located or to regulations for off-street parking or loading or accessory buildings; provided, that such building or lot was in existence and lawful at that time the regulations became effective.

Nonconforming Use: A use of a building or lot that does not conform to a use regulation prescribed by this Ordinance for the district in which it is located; provided, that such use was in existence and lawful at the time the use regulation became effective.

Nursing or convalescent home: Any building with sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.

Occupancy: The utilization of land, buildings or structures. Change of occupancy is not intended to include change of tenants or proprietors.

Open Space: That part of a lot designed and developed for use by the occupants of the lot or for the pleasant appearance of the building in which they reside. Such space may include swimming pools, tennis courts or similar facilities; private gardens, or landscaped elements and natural features on the site, walks and terraces. Exterior balconies and patios having an area of

not less than forty square feet and reserved for the exclusive use of one family may be counted toward meeting the required open space on the lot. Such open space may not include lot area for parking, access and service drives or other hard surfaced areas intended for vehicular use.

Parking area, commercial: Principal use of a lot for the structured or unstructured parking of passenger cars for which a fee is paid, including customary ancillary service operations. A commercial parking area shall not employ machinery to engage in stacking or lifting vehicles.

Parking area or parking garage or structure: Parking, whether as a principal use of a lot or as a secondary use, for the parking of passenger cars of employees, customers or guests of establishments or of residents of a multifamily dwelling; provided, no sales or service operations are performed.

Parking area, Municipal: A parking area owned or operated by the City of Quincy.

Paving: For the purposes of Section 5.1.14, the following definitions shall apply:

Pave, and its derivatives, shall mean the placement of materials on the ground including, but not limited to, tar, asphalt, concrete, gravel, bituminous material, crushed stone, tile, and stone, concrete and brick pavers.

Repaved shall mean the replacement of the existing, paved surfaces, or the supplementation of existing paving materials, or the placement of a new type of surface material over an existing paved surface.

Personal service establishment: A service business primarily serving local needs with less than five employees, including, but not limited to, barber, beauty shop, laundry and dry cleaning, shoe repair, printing shop, photography studio, caterer's shop.

Public Art and Place-Making Program: For the purposes of Sections 8.3.9 to 8.3.14, the following words and phrases shall have the following meanings:

Artist or Professional Artist: A practitioner in the visual arts, and shall include visual artists, landscape artists and architects, as well as graphic artists, generally recognized by critics and peers as a professional of serious intent and ability. Indications of a person's status as a professional artist or place-maker include, but are not limited to, income realized through the sole commission of artwork, frequent or consistent art exhibitions, placement of artwork in public institutions or museums, receipt of honors and awards, and training in the arts.

Art, Artwork or Works of Art or Place-Making: Tangible creations by artists exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a

person or an event, functional furnishings, such as artist designed seating and pavers, architectural elements designed by an artist, and artist designed landforms or landscape elements. The following shall not be considered artwork or works of art for this chapter: (i) Reproductions or unlimited copies of original artwork; (ii) Art objects which are mass produced; (iii) Works that are decorative, ornamental, or functional elements of the architecture or landscape design, except when commissioned from an artist as an integral aspect of a structure or site.

Development: Any construction, or redevelopment of any private or public building within the Quincy Center Urban Redevelopment District or the Quincy Center Zoning Districts.

Public Art Commission: The entity appointed by the Mayor to administer the Public Art and Place-Making Program and administer the Public Art Fund.

Public Art Fund: A separate, interest bearing account set up by the City to receive monies for the Public Art and Place-Making Program.

Remodeling or converting: Changes to the façade of a building, changes to the interior of building, increases or decreases in the floor area of a building and changes to exterior improvements.

Private off-site garage or parking area: A facility for the storage of vehicles owned by residents of other lots in Residence Districts.

Public Market: A market or market place as defined in G.L. c. 40, s. 10.

Restaurant, general: An establishment exceeding five thousand square feet of gross floor area, other than a fast food restaurant, where the principal activity is the service or sale of prepared food or drink for on premises or off premises consumption, or a smaller such establishment providing dancing and entertainment, but not adult entertainment.

Restaurant, local: Eating places of five thousand square feet or less of gross floor area per establishment primarily serving local needs but not limited to lunch room, restaurant, cafeteria, places for sale and consumption of beverages, ice cream, etc., primarily in enclosed structures with no dancing or entertainment other than music and no drive-in retail or drive-through window service.

Retail: A business which supplies commodities but not including exterior sales or services, drive-in or window services or the provision of any amusement, live or mechanical, except music or as incidental to the operations of a permitted church, school, club or similar non-profit institution or educational use.

Retail ancillary to manufacturing: Stores five thousand square feet or less of gross floor area per establishment where manufacturing assembly packaging of consumer goods is conducted provided at least fifty percent of such merchandise is sold at retail on the premises and that all

display and sales are conducted within a building.

Retail operation, general: Stores with more than twenty thousand square feet of gross floor area serving the general retail needs of a major part of the city, including, but not limited to, general merchandise department store, furniture and household goods.

Retail operation, large: Stores five thousand square feet to twenty thousand square feet gross retail floor area per establishment, primarily serving the local retail business needs of the residents of the vicinity, including, but not limited to, grocer, food, package, dry goods, clothing, hardware, florists and drug stores.

Retail operation, small: Stores five thousand square feet or less of gross retail floor area per establishment, primarily servicing the local retail business needs of the residents of the vicinity, including, but not limited to, grocer, food, package, dry goods, clothing, hardware, florists and drug stores, providing such establishment does not provide drive-in retail or drive-through window service for food or beverages and is not open for business between the hours of 11:00 p.m. and 7:00 a.m., unless a special permit is granted by the Board of Appeals.

Retail sales of flowers or garden supplies: Sales place for flowers, garden supplies, agricultural produce, conducted partly or wholly outdoors, commercial nursery or greenhouse.

Satellite Receiving Antenna: A satellite receiving antenna is a device or instrument for the reception of television or other electronic communications broadcast or relayed from a satellite orbiting the earth.

Sign and Sign Area Definitions: The following definitions apply to these terms as used in Section 5.3 of this Ordinance:

The following definitions shall apply in this Section:

Abandoned sign means a sign that no longer identifies or advertises a locations, product or activity conducted on the premises on which the sign is located; a panel, box or cabinet in disrepair.

Animated sign means a sign employing actual motion or the illusion of motion. They differ from changeable signs as follows:

Environmentally Activated. Animated signs or devices motivated by wind, thermal changes, or other natural input. Includes spinners, pinwheels, pennant strings, and/or other devices that respond to natural phenomena.

Mechanically Activated. Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system, electric motor or other mechanical means.

Electrically Activated. Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the classifications noted below:

a. Flashing. Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same or as or less than the period of nonillumination. For the purposes of this chapter, flashing

will not be defined as occurring if the cyclical period between on-off phases of illumination is sixty seconds or more.

b. **Patterned Illusionary Movement.** Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motions.

Announcement Board. See "bulletin board."

Appurtenance means a device supporting or lighting a sign.

Architectural projection means any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building but that does not include signs as defined here.

Awning means an architectural projection or a shelter or both projecting from and supported by the exterior wall of a building and composed of a covering of rigid material and/or fabric on a supporting framework that may be either fixed or retractable.

Awning sign means a sign on or attached to a temporary retractable shelter or permanent architectural projection that is supported entirely from the exterior wall of building.

Back-lit awning means an awning whose covering material exhibits the characteristic of luminosity obtained by means of a source of illumination contained within its framework.

Background area of sign means the entire area of a sign on which copy and/or graphics could be placed.

Banner means a flexible fabric material on which copy or graphics may be displayed.

Banner sign means a sign utilizing a banner as its display surface; generally composed of lightweight flexible material, sometimes in a rigid frame.

Belt sign means any sign designed in the horizontal strip part of a facade. See "storefront sign."

Billboard. See "off-premises sign." See "commercial outdoor advertising sign."

Box Sign. See "freestanding sign."

Building name sign means a sign that indicates the name of a building; normally made of stone, stainless steel, or other permanent material.

Bulletin board means a sign with non-electronic changeable sign copy.

Business goods or services sign means a sign that indicates the goods or services

available on the premises.

Business hours sign means a sign that indicates the hours and days of operation of a business.

Business name sign means a sign that indicates the name of a business.

Business sale sign means a temporary sign that indicates that certain goods, services or products are being offered at a special or reduced price or with other considerations.

Canopy, Attached means a multi-sided structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building on one side or also supported by columns at additional points.

Canopy, Freestanding means a multi-sided structure supported by columns. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Canopy sign means a sign affixed to the visible surface(s) of an attached or freestanding canopy. May be internally or externally illuminated.

Changeable sign means a sign with capability of content change by means of manual or remote input. Includes these types:

- a. Manually Programmed. Changeable sign whose message copy or content can be changed manually on a display surface.
- b. Electrically Programmed. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices, or may be from an external light source designed to reflect off of the changeable component display. See "electronic message sign."

Commercial sign means a sign belonging to any private establishment, office or place of business, where such business is conducted for profit.

Composite sign means any freestanding sign listing the name of a shopping center or complex and its establishments.

Constructions sign means a temporary sign that indicates the name of architects, contractors, lenders and other involved in the design, construction or financing of a building or structure or alteration of such structure.

Copy means the graphic content or message of a sign.

Copy area of sign means the actual area of the sign copy as applied to any background. Copy area on any individual background may be expressed as a mathematically or

geometrically computed portion area, regulated by law, to control the amount and size of letters, words, graphics or logos. In the case of freestanding signs, and where a sign has a background color, surface or finish material which is different from the building or window face, the area shall include that surface on which all message, symbols or other graphic designs are displayed, but does not include the supporting framework and bracing.

Cornice means any prominent, continuous, horizontally projecting feature surmounting a wall or other portion of a building.

Cornice sign means a sign which is affixed to the visible surface of a cornice. May be internally or externally illuminated.

Date sign means a sign indication date of initial construction or alteration of a building.

Dimensional letters means individually attached letters cut so as to allow visibility of their spatial qualities of width, height and length.

Directional sign means any sign whose content informs the viewer, pedestrian or vehicular traffic, how to proceed to locate a particular premises, activity or facility.

Directory sign means a sign that lists the businesses within a building.

Double-faced sign means a sign with two faces, commonly back to back.

Easel sign means a freestanding sign mounted on a tripod, often single-sided, or a sandwich board type "A-frame" sign, generally two-sided.

Electric sign means any sign activated by means of electrical energy.

Electronic message sign means an electrically activated changeable sign whose variable message capability can be electronically programmed. The copy must remain in a stationary position.

Entry sign means any sign located at a recessed building entry.

Event sign means a temporary sign indicating a public event.

Exterior sign means any sign placed on the outside of a building or on the premises.

Facade means the separate face of a building including parapet walls. Where separate faces are oriented in the same direction, they are to be considered as a single facade.

Fascia means flat horizontal band or member between moldings or between vertical elements on a facade, usually above doors and windows on a storefront.

Fascia sign. See "wall sign."

Flag sign means any sign mounted on a flagpole or similar support. See regulations for banners. Flying the flag of the United States of America is not subject to a permit.

For Sale/For Rent/For Lease signs. See "real estate sign"

Freestanding sign means any sign attached to or part of a completely self-supporting structure which is connected to the ground and not attached to any building or other structure.

Frontage, Building means the length of an exterior building wall or structure of a single premises along either a public way or other properties that it faces. Commonly, the street address side.

Frontage, Property means the length of the property line(s) of any single premises along either a public way or other properties on which it borders.

Good repair means a physical condition required of both permanent and temporary signs; signs which do not contain rust, decay, broken or dangling parts, cracked, peeling or flaking paint, ripped, torn or faded materials, with clean sign copy that is not obscured.

Ground sign. See "freestanding sign."

Historic Commercial District means a duly established Historic Commercial District of the City of Quincy.

Historic District means the duly established Historic District of the City of Quincy.

Historic District Commission means the duly established Historic District Commission of the City of Quincy.

Historic marker means a sign that provides information on the history or architecture of a building or structure located within the historic district, or on a building which is listed on one of the historic registers.

Identification sign means a sign identifying the occupants of a building. See "directory sign."

Illuminated sign means a sign characterized by the use of electric light, either projecting through its surface(s) (internally illuminated), or reflecting off its surface(s) (externally illuminated).

Intermediate removable surface means a removable sign face.

Logo sign means a graphic-type sign indicating a business, goods, services, product or activity.

Mansard means a roof-like facade comparable to, and part of, an exterior building wall.

Marquee means a permanent canopy or overhanging shelter projecting from and entirely supported by the building to which it is attached.

Marquee sign means a sign on or attached to a permanent overhanging shelter that projects from the face of a building.

Mural means a sign or painting intended to function as a sign, or just a painting executed on, or affixed to the wall(s) or window(s) of a building.

Noncommercial sign means a sign containing any non-commercial message such as civic, philanthropic, charitable, religious, cultural, political, or ideological or time, temperature and bus stop.

Off-premises sign means a sign which advertises or announces a use conducted or goods provided that are available elsewhere than within the building or on the lot on which the sign is located.

On-premises sign means a sign which advertises or announces a use conducted or goods that are available within the building or on the lot on which the sign is located. The sign bears a direct relationship to the activities conducted on the premises.

Parapet means the extension of a building facade above the line of the structural roof.

Pedestrian Orientation. Description of area abutting a roadway which is not a super highway and which indicates by its layout that it has made accommodations for people to walk there.

Permanent sign means a durable sign structure designed to promote, advertise, and support a place of business, an office, or an establishment for the duration of its existence. It is normally stationary and affixed.

Pole sign. See freestanding sign.

Political sign means any temporary non-premises sign which refers only to the issues, causes or candidates involved in a political election and is designed to influence the actions of voters.

Portable sign means any sign not permanently attached to the ground or to a building or building surface.

Premises means a tract of land including its buildings and other appurtenances.

Product sign means a sign that indicates a product or goods.

Projecting sign means a sign (other than a wall sign, an awning, a canopy, a marquee or a V-sign), including all of its mounting or supporting devices, that is attached to or projects more than twelve inches from a building face or wall over a public way or from a structure whose primary purpose is other than the support of a sign. Projecting signs under the two square foot limit and not mounted over a public way are permitted.

Public Safety Device. For purposes of this chapter, a traffic light, a traffic light pole, a sign or sign pole listing city parking rules, directions, policies or announcements, any other device serving these municipal purposes.

Public sign means a sign erected or maintained by a municipality or other government entity.

Real estate sign means a temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

Removable facade surface means a flat object that is attached flush to and covers a portion of a building facade often becoming the receiving surface for sign copy.

Revolving sign means a sign that revolves three hundred sixty degrees about an axis. See animated sign.

Roof line means the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette; for a pitched roof, this shall mean the lower edge of the roof where it meets the building wall. Where a building has several roof levels, that roof level belonging to that portion of the building on whose wall the sign is located.

Roof sign means a sign located on and attached to the roof or above the roof line of a building, which is wholly or partially supported by such building.

Sandwich board sign means a freestanding, double-sided A-frame sign.

Secondary sign means a sign located on a building face other than the one which is directed to the main stream of pedestrian or vehicular traffic.

Setback means that open portion of a lot which is located between the property line and the building wall.

Sign means any structure, device, letter work, symbols, banner, logo, commercial flag or pennant, insignia, light, figure, picture, message, plaque, poster, form or other representation (excluding displays of merchandise) designed to be seen from outside a

building and visible from a public way, which is used to direct public attention to and/or indicate the presence of any person, product, service or activity whose purpose is to convey a commercial or noncommercial message. Such structure above shall include any removable facade surface used for signage.

Sign area means the area of the smallest rectangle or circle within which the entire sign can fit; including any portion of the structural supports which contribute through shape, color, or otherwise to the sign's message; and including any separate surface, board, frame or shape on or within which the sign is displayed. For signs the components of which are applied directly to a building or other structure, the sign area shall include any background of a different color, material, or appearance from the remainder of the wall or structure, and shall in any event enclose all letters, figures, or representations related to the sign.

Sign band means that exterior portion of a retail or commercial building which contains an area specifically designed to accommodate signage, usually set off by architectural details or framing elements.

Sign illumination is any means of artificially lighting a sign.

Sign materials means any materials used to construct a sign.

Sign mounting panel means that portion of a fascia which has a surface to which a sign may be attached, and which is generally set off and framed. In a building with several storefronts, such panels will generally be separate and distinct for each one. Sign mounting panels would be considered to be abandoned when they meet the criteria listed for abandoned signs or if they are left in disrepair.

Sign support means any pole, post, streetlight, cable or other structural fixture necessary to hold and secure a sign.

Slogan means a catch phrase used in advertising or promotion.

Storefront means that portion of a ground floor building front occupied by a separate and distinct use, and at which a major entrance is located.

Storefront sign means a graphic design which may or may not incorporate words, symbols, or letters painted on or applied as surface material to a large unbroken expanse of blank wall.

Temporary sign means a poster, sign or sign card lacking a permanent support structure, and intended to be displayed for only a specified period of time.

Time/temperature sign means a sign indicating the time and temperature that may contain the ability to transmit other information.

Trademark means a name, symbol or other device identifying a product, officially registered and legally restricted to the use of the owner or manufacturer.

Under canopy or under marquee sign means a sign attached to the underside of a canopy or marquee.

V sign means a sign containing two faces of equal size, positioned at an angle of less than one hundred seventy-nine degrees at the point of juncture of the individual faces.

Wall sign means a flat sign mounted against a flat wall, with the exposed face parallel to the exterior plane of the building to which it is affixed. It projects not more than eighteen inches from the building or structure wall. It also includes signs affixed to architectural projections provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face of the architectural projection to which it is affixed.

Window sign means a permanent sign erected, applied and located so as to be visible through a window and placed in the interior surface of a window with its message intended to be visible to the exterior environment.

Story: A basement or cellar, the ceiling of which extends more than four feet above the finished grade measured at the average grade plane at six feet from the foundation; also that part of a building between a floor and the floor or roof next above.

Street Line: The boundary line of the lot separating it from a public street or private way.

Structure: A combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, tower, framework, retaining wall, tank, tunnel, clothesline, stadium, platform, bin, fence, sign or the like.

Urban Renewal Plan: The Quincy Center District Urban Revitalization and Development Plan dated May 7, 2007, as amended, and the Quincy Center District Design Guidelines dated November 2005, as amended.

Urban Renewal Use: A use that is: A) one or more of the following: i) allowed as set forth in Section 8.3.2; ii) a municipal parking garage; iii) a sales place for flowers, plants, garden supplies, or agricultural produce, conducted partly or wholly indoors; or iv) a combination of more than one of the preceding uses in a single building or structure; and B) for which a Certification of Consistency has been granted by the Planning Board pursuant to the Urban Renewal Plan.

Warehouse: A structure designed or used for the storage of goods.

Wholesale: The sale of goods in large quantity for the purpose of resale and completely enclosed in a building. Such uses shall not include the sale or transfer of flammable liquids, gas, explosives or other potentially hazardous materials.

Wind Facilities: The following definitions shall apply with regard to Section 6.7:

Director: Director of Inspectional Services

Wind Facility: A facility where the primary use of the facility is the conversion of wind to electricity including, but not limited to, the wind turbine(s) and all the equipment and/or machinery required for the generation, storage, and transmission of such electricity.

Height: The height of a wind turbine measured from natural grade to the tip of the rotor blade at its highest point, or blade-tip height.

Rated Nameplate Capacity: The maximum rated output of electric power production equipment. The manufacturer typically specifies this output with a "nameplate" on the equipment.

Permit Granting Authority: The Planning Board shall be the site plan review permit granting authority and the special permit granting authority.

Wind Monitoring or Meteorological Tower: A temporary tower equipped with devices to measure wind speeds and direction, used to determine how much wind power a site can be expected to generate.

Wind Turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a support tower, nacelle body, and a rotor with two or more blades.

Wireless Communications Facilities: The following definitions shall apply with regard to Section 6.6:

Personal wireless services: Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

Personal wireless service facilities: Facilities for the provision of personal wireless services.

Unlicensed wireless service: The offering of telecommunications service using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Wireless Communications Facility: A personal wireless service facility.

Yard: The open area at the front, sides and rear of a building between the exterior walls of the building and the boundaries of the lot upon which it stands.